



Design Review Board Study Session

TO: DESIGN REVIEW BOARD

FROM: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

THROUGH: LINDA EDWARDS, AICP, PLANNING MANAGER

(480) 503-6750, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JULY 10, 2014

SUBJECT: Z14-15: AN AMENDMENT TO THE TOWN OF GILBERT LAND

DEVELOPMENT CODE TO AMEND LAND USE REGULATION TABLES IN ALL ZONING DISTRICTS, AMEND DEVELOPMENT REGULATIONS AND SITE REGULATIONS IN ALL ZONING DISTRICTS, AMEND SIGN

REGULATIONS AND SUBDIVISION REGULATIONS.

STRATEGIC INITIATIVE: Community Livability

The proposed text amendments represent the product of a comprehensive review undertaken to clarify terms and add cross references where needed. The proposed amendments will also resolve discrepancies, reflect current development standards and amend the glossary of terms to enhance the live, work, play environment.

RECOMMENDED MOTION

Request for input only. No motion required.

BACKGROUND/DISCUSSION

Overview

On a continual basis, Planning staff seeks ways to improve the content and usefulness of the Land Development Code (LDC) in response to customer needs, changes in technology and business types, and citizen expectations for a high quality built environment. Staff also wanted to determine whether the current approach of allocating and defining uses in the LDC is a connected and cohesive system that is in keeping with the Town's General Plan and policies.

With the aid of a consultant, a number of relevant zoning "best practices" related to use regulation were identified and evaluated for possible inclusion in the LDC. As a result, staff will be recommending a consolidation of the Use Regulation Tables found in each zoning district so that the LDC user can easily locate a use type and determine in which zoning district it would be allowed. New use types and definitions will also be added to promote economic development.

The comprehensive and on-going evaluation of the code has evolved into a list of potential amendments, which will be systematically presented to the Design Review Board in the coming months by related topics and chapters. The proposed LDC changes will clarify terms and add cross references where needed. In addition, amendments will resolve discrepancies and reflect current development standards.

The Land Development Code update will include a range of amendments including:

- 1. Add new use definitions to the land use regulation tables. Examples include: Vocational-Technical and Trade School, Hospice, Arboretum or Botanical Garden, Student Housing, Auction House, Brewery/Distillery/Winery, Stadium, Radio/Television/Recording Services, Health Resort/Spa, Computer Design and Development, Data Center, Digital Production, Energy production, Wholesale Sales and Distribution, and Urban Agriculture/Community Garden. Provide all zoning districts on one table and reorganize the uses to be in categories, not alphabetically. Provide a cross reference guide for assistance. Review all use definitions and glossary terms to clarify and group regulations as limitations or with additional regulations. Review and propose deletions or additions for when a Use Permit is required.
- 2. Commercial and Employment Districts examine use definitions to include certain uses and incidental, increase permitted retail space, reduce landscaping requirements, reduce setbacks, increase depth of encroachment into setbacks for canopies and awnings, reduce fence height, clarify outdoor storage and business property storage terms, permit barbed wire when not in view, permit optional concrete curbing when separating parking and drive aisles from landscaped areas, increase percentage of retention in right-of-way, provide for shrubs where trees are not permitted in utility easements, remove the requirement for landscaping in the rear and side yards when blocked from public view by a solid wall, remove requirement for building step back when adjacent to residential, permit metal buildings and pre-manufactured, reduce distance required to separate service bays from residential property, permit the sale/rental/lease of business property in the outdoor business property storage use, permit vehicles to extend into the required landscape area, increase the minimum percent of new construction that requires compliance with landscape requirements, delete the restriction that landscaped areas under parking overhangs are not part of the required landscaped areas, remove requirement at final Design Review to landscape all areas of a parcel not covered by structures, permit a County curb standard, and delete the restriction for metal curbing.
- 3. Propose a different mix of expertise for Design Review Board members. Provide for a more flexible range of projects to be approved administratively for Design Review applications.
- 4. Permit corporate flags for non-residential projects. Develop signage regulations for Multi-family similar to real estate development signage. Consider murals or art outside of the Village Centers for art and advertising.

- 5. Residential Districts remove Use Permit requirement for second dwelling unit, reduce clear zone dimension for setback, permit a guest quarter be loft over a garage, delete requirement for a Use Permit for a field and track use, review setbacks for accessory buildings, permit roof mounted equipment if screened, count tandem parking towards required parking, provide for a minimum garage parking space dimension, revise ratio for more visitor parking in SF-A, SF-D and Multifamily districts, and permit recreational or shade structures in setbacks.
- 6. Commercial Districts update screening requirements for transformers to be in line with the utility company requirements, provide for shared parking of 1/250 in all commercial districts, and permit RV parking in commercial parking (Walmart).
- 7. Update with new position title, add reference to the Design Review Board acting at the Building and Construction Regulations Code Board of Appeals.
- 8. Extend the permitted hours of operation for a medical marijuana dispensary.
- 9. Provide maximum height in all zoning districts and delete maximum number of stories.

REQUESTED INPUT

Request for input only. No motion required.

Respectfully submitted,

Catherine Lorbeer, AICP

Principal Planner/Zoning Administrator

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